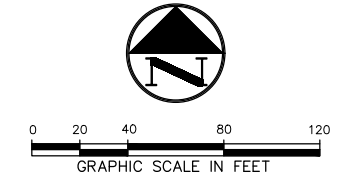
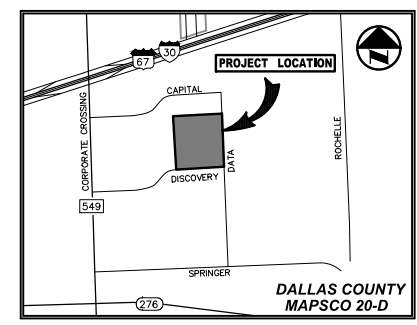


ROCKWALL ECONOMIC DEVELOPMENT CORPORATION  
(VOL. 3495, PG. 314)  
**48.584 ACRES**  
(2,116,334 SF)



- LEGEND**
- BL BOLLARD
  - EM ELECTRIC METER
  - PP POWER POLE
  - LS LIGHT STANDARD
  - WM WATER METER
  - WV WATER VALVE
  - ICV IRRIGATION CONTROL VALVE
  - FH FIRE HYDRANT
  - CC CLEANOUT
  - MH MANHOLE
  - TSC TRAFFIC SIGNAL CONTROL
  - TSP TRAFFIC SIGNAL POLE
  - TELE TELEPHONE BOX
  - FL FLOOD LIGHT
  - FP FLAG POLE
  - TR TRAFFIC SIGN
  - IRS 1/2-INCH IRON ROD
  - (C.M.) W/"PACHECO KOCH" CAP SET
  - PROPERTY LINE
  - FENCE
  - X PROPOSED FENCE

**!!! WARNING !!!**  
EXISTING OVERHEAD/UNDERGROUND TELEPHONE, ELECTRIC AND UNDERGROUND GAS AND FIBER OPTIC UTILITIES IN THE AREA. CONTACT UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-DIG-TESS.

**GENERAL NOTES**

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (3RD EDITION) AND THE CITY OF ROCKWALL STANDARD CONSTRUCTION SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. CONTRACTOR TO ADJUST TO PROPER GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADING. UTILITIES MUST BE MAINTAINED AT PROPER GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5.
  - 5.1. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION;
  - 5.2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
  - 5.3. MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES;
  - 5.4. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE. UPON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO AN ACCEPTABLE CONDITION AS PROVIDED IN THE GENERAL CONDITIONS.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRENCH SAFETY.
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMPS, LANDSCAPE, AND SIDEWALKS.
10. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11. EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL AND INCLUDED IN THE BASE BID.
12. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

**RECORD DRAWING**

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY: *Ching*  
SIGNATURE: \_\_\_\_\_  
ENGINEER OF RECORD: CHET LEUGERS, P.E.  
CONTRACTOR: MILLER-VALENTINE CONSTRUCTION  
DATE REVISED: 06/08/2017

NO.	DATE	REVISION
06/09/2017	RECORD DRAWINGS	

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

**DIMENSIONAL CONTROL PLAN**  
**ROCKWALL MANUFACTURING FACILITY**  
**LOT 1, BLOCK A, ROCKWALL**  
**TECHNOLOGY PARK, PHASE IV**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	RHB	JULY 2016	1"=40'			<b>C1.1</b>

NELSON  
6/14/2017 11:49 AM  
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Rockwall Manufacturing Facility